

Riverside Industrial Park Superfund Site

Proposed Plan Virtual Public Meeting

**Wednesday, August 5, 2020
7:00 PM to 9:00 PM**

**Call Number: 315-565-0493
Code: 304001388#**



Who's Who at EPA

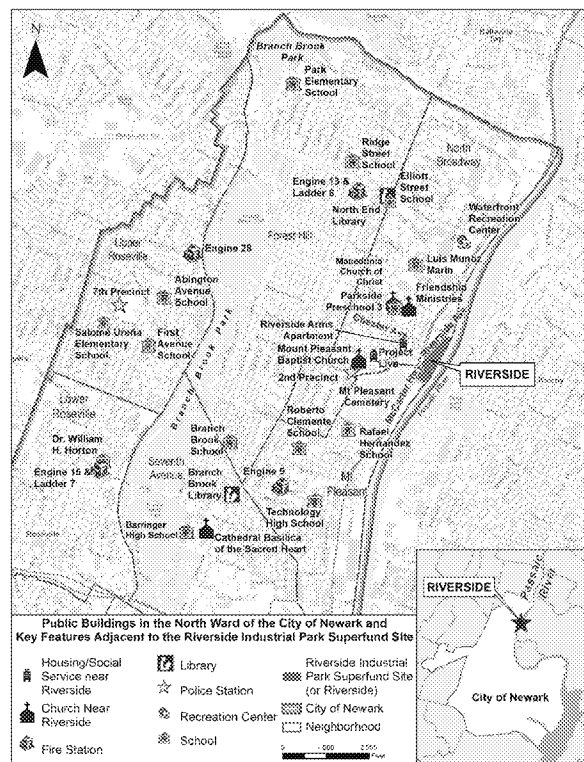
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EPA relies on public input to ensure that the concerns of the community are considered in selecting an effective remedy for the Superfund site. EPA encourages the public to review the Proposed Plan and submit comments.

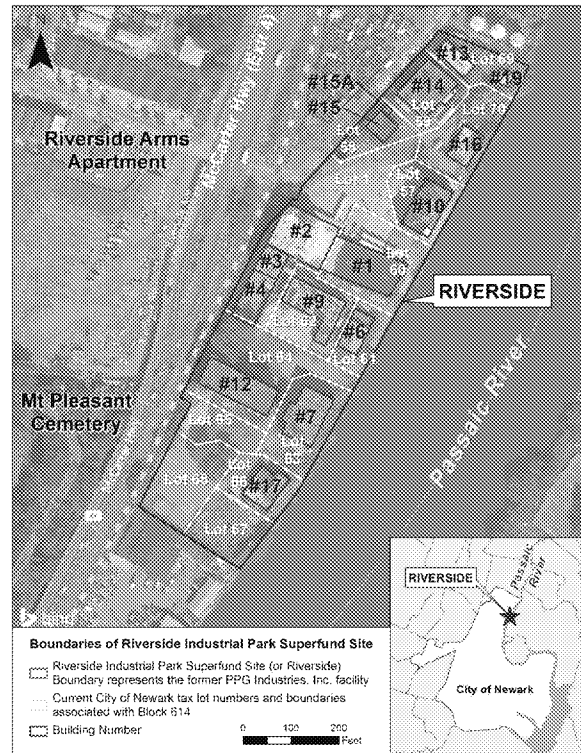
Location of Riverside Industrial Park in Your Community

- ❑ Located in City of Newark, North Ward, off Chester Avenue
- ❑ Bordered by the Passaic River on the east and Riverside Avenue and McCarter Highway (Exit 4) on the west
- ❑ Near the Mount Pleasant Cemetery



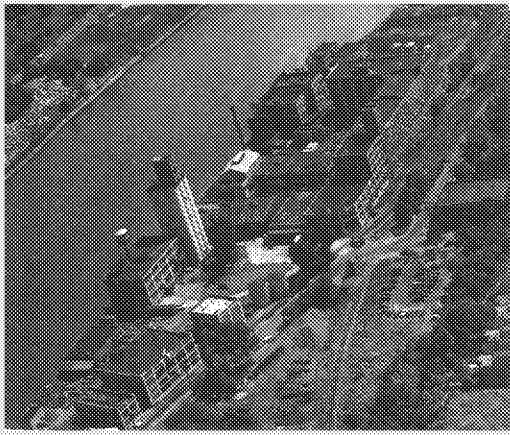
Map of Riverside Industrial Park

- ☐ Blue lines outline the buildings; white lines outline the tax lot numbers
- ☐ Site is 7.6-acre industrial/commercial complex
- ☐ North side consists of active businesses; south side is mostly vacant
- ☐ Anticipated future use of property is to remain industrial





Time Line of Riverside Industrial Park



Patton Paint Company, circa 1955

- ❑ 1903 Patton Paint Company constructed their plant on land reclaimed from the river
 - The plant used metals as pigment including lead-based raw materials
- ❑ 1920 Patton Paint Company merged with Pittsburgh Plate and Glass, which has been known as PPG since 1968
- ❑ 1971 PPG ceased operations



Following PPG, Various Companies Operated (and continue to operate) at Site from 1971 to 2020

**Frey Industries, Inc. / Jobar
Baron Blakeslee, Inc.
Universal International Industries
Samax Enterprises
HABA International, Inc. / Davion
Inc.
Roloc Film Processing
Gilbert Tire Corporation**

**Chemical Compounds, Inc. / Celcor
Associates, LLC
Teluca
Gloss Tex Industries, Inc.
Ardmore, Inc.
Monaco RR Construction Company
Federal Refining Company
Midwest Construction Company**

Listed on EPA's National Priority List in 2014. Following agreement with PPG, study conducted in 2017.

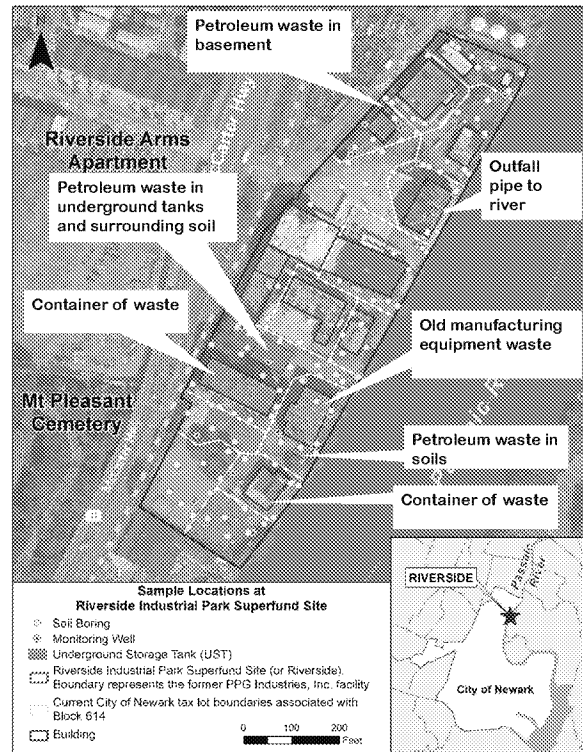
Soil samples

Groundwater samples

Indoor air samples

Sample waste containers and tanks

Sample contents of manholes





The Risk Assessments Concluded:

☐ Human health

- Soils had unacceptable risk to constructions workers, utility workers, outdoor workers, trespassers, and child visitors due to metals and VOCs.
- Indoor air had unacceptable risk to indoor workers due to VOCs.
- Groundwater and unacceptable risk due to VOCs and SVOCs (*groundwater is not a source of drinking water*).

☐ Ecological

- Found unacceptable risk to terrestrial or land based species due to contaminated soil (metals, VOCs, and sVOCs).



The Remedial Investigation Study Concluded:

- ☐ Soils were contaminated with lead at levels that exceeded EPA's acceptable range.
- ☐ Soils were also contaminated (see next slide) above New Jersey's acceptable levels for an industrial/commercial property.
- ☐ Groundwater was contaminated above New Jersey's acceptable levels.
- ☐ While there is no current risk to indoor workers on-site, the soil contained contaminants that could potentially enter buildings as vapors in the future.



Contaminants of Concern

Soil

Metals

PCB

Volatile Organic Compounds

(example
benzene)

Semi-Volatile Organic Compounds

(example
hydrocarbon)

Ground water

Metals

Volatile Organic Compounds

(example
acetone)

Semi-Volatile Organic Compounds

(example
hydrocarbon)

*Groundwater is currently not
used as drinking water.*

Soil Gas

Volatile Organic Compounds

(example
naphthalene)

*Soil gas is vapor originating
from soil or groundwater that
that can potentially migrate
into buildings.*



EPA's Objectives for the Cleanup

- **Soil/Fill**
 - Minimize contaminant concentration
 - Minimize exposure to contaminated soil
 - Minimize off-site transport of contaminated soil
 - Minimize leaching of contaminants to groundwater and river
- **Groundwater**
 - Minimize contaminant concentrations and restore groundwater quality
 - Prevent exposure to contaminated groundwater
 - Minimize migration of contaminated groundwater
- **Soil Gas**
 - Minimize contaminants in soil that may migrate to indoor air
- **Waste**
 - Secure or remove waste
 - Prevent an uncontrolled release
 - Minimize exposure to waste material
- **Sewer Water**
 - Prevent exposure to material in manhole
 - Minimize contaminant concentration
 - Prevent an uncontrolled release



Nine Evaluation Criteria

Threshold Criteria

1. Overall protection of human health and the environment
2. Compliance with ARARs (applicable or relevant and appropriate standards)

Primary Balancing Criteria

3. Long-term effectiveness and permanence
4. Reduction of toxicity, mobility or volume
5. Short-term effectiveness
6. Implementability
7. Cost

Modifying Criteria

8. State acceptance
9. Community acceptance



Waste Alternatives that EPA Considered

- ☐ No Action
- ☐ Removal and Off-Site Disposal: Various containers, underground storage tanks (including content in tanks and surrounding soil), and petroleum in basement of Building 15

Ex. 5 Deliberative Process (DP)



Sewer Water Alternatives that EPA Considered

- ☐ No Action
- ☐ Removal and Off-Site Disposal: Deposited solids and water in inactive manhole and power-wash connecting inactive sewer line

Ex. 5 Deliberative Process (DP)



Soil Gas Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

- Deed notices to restrict use
- Air monitoring in existing occupied buildings
- Future buildings would be constructed with controls
- Continue investigation on vapor intrusion

Alternative 3

- Same as Alternative 2, except soils within 100 feet of occupied buildings would be treated



How do the Soil Gas Alternatives Compare?

Ex. 5 Deliberative Process (DP)

EPA's Preferred Alternative for Soil Gas – Alternative #2

MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK. REMEDY IS NOT OBVIOUS

Legend

- Soil Boring
 - Underground Storage Tanks
 - Site Boundary
 - Site Lots
 - Air Monitoring or Engineering Controls (Existing Occupied Buildings)
 - Institutional Controls and Site-Wide Engineering Controls for Future Buildings
 - Shallow Groundwater Vapor Intrusion Screening Level Exceedance
- Basing on future buildings within 100-foot radius from monitoring well will warrant further investigation for potential vapor intrusion or institutional controls. Areas are based on current data. Boundary would be delineated from the edge of the plume, per NJDEP guidance.

DATE: 12/1/2020
 DATE: June, 2020
 Scale as 100 Feet
 SHEET: 77

FIGURE 5-13

AIR MONITORING AND ENGINEERING CONTROLS
 SUBMITTAL MAP

REVISION: NONE ISSUED

Soil Gas Alternative 2 - Institutional Controls, Air Monitoring or
 Engineering Controls (Existing Occupied Buildings) and Site-
 Wide Engineering Controls (Future Buildings)

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Special Permission
 North: NAD83, 15684 StatePlane, New Jersey
 NAD83 2011 Feet



DATE: 12/1/2020
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 Scale as 100 Feet
 SHEET: 77



Soil/Fill Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 3

- Same as Alternative 2
- Plus site-wide asphalt cap
- Repair of bulkhead

Alternative 4

- Same as Alternative 3
- Plus removal of lead in soil around Building 7

Alternative 5

- Same as Alternative 3
- Plus stabilization in place (using cement)



How do the Soil/Fill Alternatives Compare?

Ex. 5 Deliberative Process (DP)

EPA's Preferred Alternative for Soil/Fill – Alternative #4

Legend

- Soil Boring
- Footprint of Engineering Controls (bulkhead)
- Underground Storage Tanks
- Site Boundary
- Site Lots
- Institutional Controls
- Excavation and Off-Site Disposal - UST and Solid/Fill NAPI
- Footprint of Soil Alternative 4 for Focused Lead Removal
- Engineering Control (Cap)

Note: Building demolition is not required or incorporated in this alternative.

MAY NEED TO REMAKE THIS MAP BECAUSE COLORS ARE TOO DARK

Soil Alternative 4 - Institutional Controls, Engineering Controls, Focused Removal with Off-Site Disposal of Lead and NAPI Removal

Project No. 10110001
 Date: June 2008
 Scale: 1" = 100 Feet
 Date: 7/1/08

FIGURE 5-1

Revised: 7/1/08

Scale: 1" = 100 Feet

North Arrow

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Project No. 10110001
 Date: June 2008
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FIGURE 5-1

Revised: 7/1/08

Scale: 1" = 100 Feet

North Arrow

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 Houston, Texas 77057



Groundwater Alternatives that EPA Considered

Alternative 1

- No action taken
- Required by EPA for comparison

Alternative 2

- Deed notices to restrict use
- River wall to prevent migration
- Pump groundwater and treat for disposal

Alternative 3

- Deed notices to restrict use
- Injections to treat groundwater

Alternative 4

- Deed notices to restrict use
- Pump groundwater and treat for disposal
- Periodic injections to treat groundwater as needed



How do the Groundwater Alternatives Compare?

Ex. 5 Deliberative Process (DP)

Need to include a better groundwater map for public



Summary of EPA's Preferred Alternative

- ☐ **Waste Alternative 2: includes removal and disposal of underground storage tank, petroleum, and containerized waste**
- ☐ **Sewer Water Alternative 2: includes cleaning out and closing inactive manhole and associated inactive sewer line**
- ☐ **Soil Gas Alternative 2: includes air monitoring in occupied buildings and requires future buildings to be constructed with controls**
- ☐ **Soil/Fill Alternative 4: includes excavation of lead-contaminated soils around Building #7 with off-site disposal along with a site-wide cap and bulkhead repairs**
- ☐ **Groundwater Alternative 4: includes site-wide pumping system to extract and treat groundwater for disposal with periodic injections**



Summary of EPA's Preferred Alternative

Type	Estimated Cost	Construction Time
Waste	\$1,580,700	1-2 months
Sewer Water	\$24,900	Less than 1 month
Soil Gas	\$449,800	1-2 months (plus continuous monitoring)
Soil/Fill	\$12,633,300	8-12 months
Groundwater	\$24,234,400	8-10 months (plus operation and maintenance)

Total for remedy \$38,923,100



Public comment period on Proposed Plan until August 21, 2020

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EPA Website: www.epa.gov/superfund/riverside-industrial